

**Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: 58
AGENDA DATE: Thu 01/27/2005
PAGE: 1 of 1**

SUBJECT: C14-04-0182 - Wier Hills Drive - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 0 Wier Hills Drive [5.198 acres (more or less) out of the August Herold Survey No. 59, Travis County, Texas] (Barton Creek Watershed-Barton Springs Zone) from general office (GO) district zoning to townhouse and condominium residence (SF-6) district zoning. First reading on January 13, 2005. Vote: 7-0. Conditions met as follows: Restrictive covenant incorporates the conditions accepted by Council at first ordinance reading. Applicant: Southwest Travis County Road District No.1. (Gregory Chico). Agent: Brown-McCaroll (Annick Beaudet). City Staff: Robert Heil, 974- 2330.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-04-0182

REQUEST:

Approve second / third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 0 Weir Hills Drive [5.198 acres (more or less) out of the August Herold Survey No. 59, Travis County, Texas]. (Barton Creek Watershed – Barton Springs ZOne) from general office (GO) district zoning to townhouse and condominium residential (SF-6) district zoning.

DEPARTMENT COMMENTS: The site will be subject to current SOS watershed regulations, including IPM and the use of native landscaping. The applicant has agreed to enact a restrictive covenant prohibiting the use of coal-tar based asphalt sealants for construction or repair.

OWNER/APPLICANT: Southwest Travis County Road District (Gregory Chico)

AGENT: Brown-McCarroll, L.L.P. (Annick Beaudet)

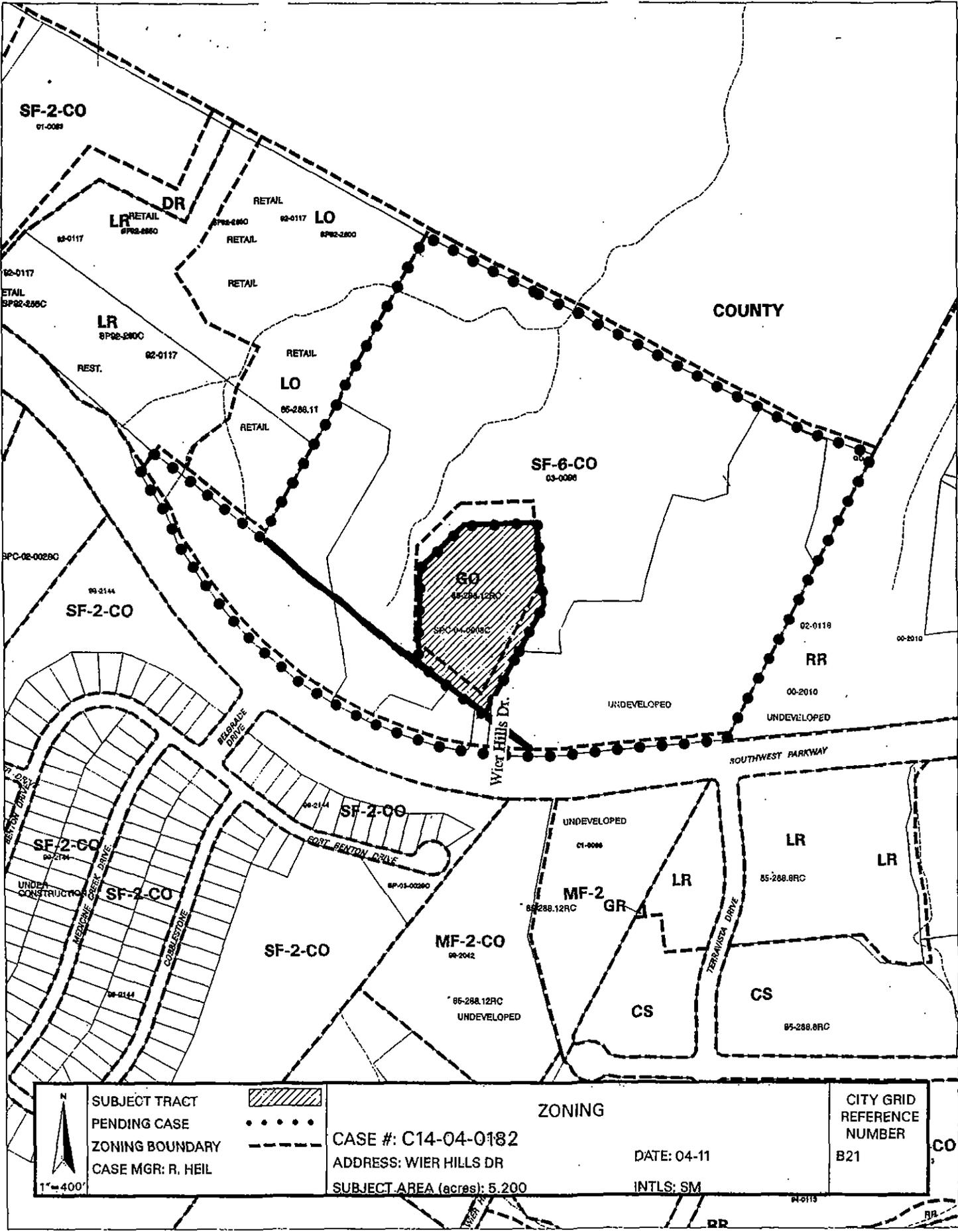
DATE OF FIRST READING: January 13, 2005 (7-0 on consent).

CITY COUNCIL HEARING DATE: January 27, 2005.

CITY COUNCIL ACTION: Approved SF-6 on first reading.

ORDINANCE NUMBER:

ASSIGNED STAFF: Robert Heil, e-mail: robert.heil@ci.austin.tx.us



<p>1" = 400'</p>	<p>SUBJECT TRACT</p> <p>PENDING CASE</p> <p>ZONING BOUNDARY</p> <p>CASE MGR: R. HEIL</p>	<p>ZONING</p> <p>CASE #: C14-04-0182</p> <p>ADDRESS: WIER HILLS DR</p> <p>SUBJECT AREA (acres): 5.200</p>	<p>DATE: 04-11</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>B21</p>
	<p>--- (diagonal lines)</p> <p>..... (dotted line)</p> <p>--- (dashed line)</p>			

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0182 (Wier Hills Drive) **Z.A.P. DATE:** December 7, 2004
City Council Date: January 27, 2005

ADDRESS: 0 Weir Hills Drive [5.198 acres (more or less) out of the August Herold Survey No. 59, Travis County, Texas].

OWNER/APPLICANT: Southwest Travis County Road District (Gregory Chico)

AGENT: Brown-McCarroll, L.L.P. (Annick Beaudet)

ZONING FROM: GO **TO:** SF-6 **AREA:** 5.2 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends rezoning the property from general office (GO) district zoning to townhouse and condominium residential (SF-6) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

December 7, 2004: APPROVED STAFF'S RECOMMENDATION OF SF-6 ZONING; BY CONSENT. [J.M; J.G 2ND] (8-0) C.H – INELIGIBLE TO VOTE

DEPARTMENT COMMENTS:

The site is undeveloped and completely surrounded by undeveloped SF-6 zoned land.

In 1986 this tract was zoned from RR and Interim SF-2 to GO. At that time a restrictive covenant was placed on all three areas requiring access to proposed parkland, limiting several commercial uses, and requiring compliance with the Barton Creek Watershed ordinance. However, This property is subject to current SOS watershed regulations.

In 2001 the tracts were released from the restrictive covenant.

In 2003 the surrounding tracts were rezoned from GO to SF-6-CO.

Case C14-04-0182 and case C14-85-288.102(RCT) are related.

EXISTING ZONING AND LAND USES:

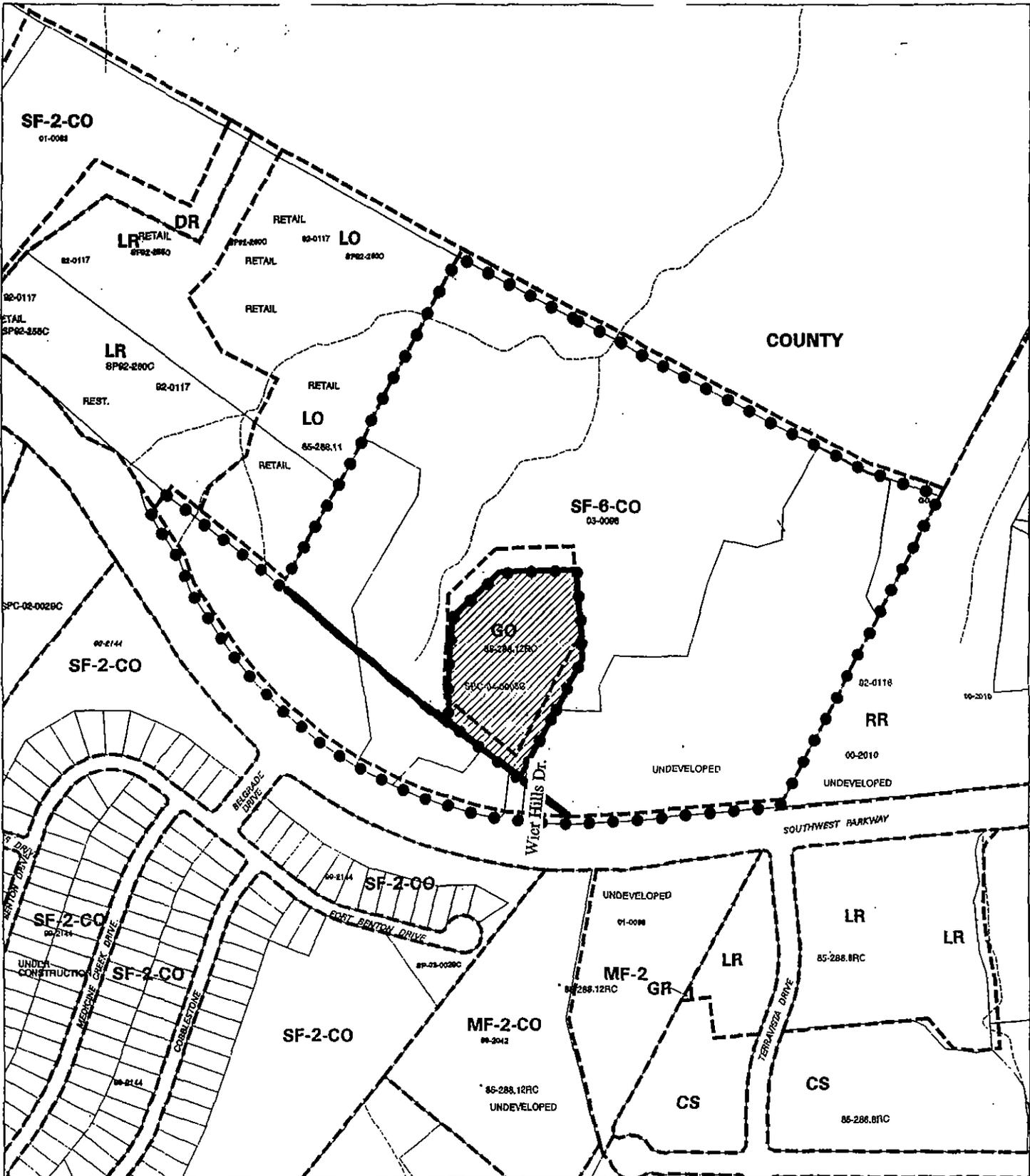
	ZONING	LAND USES
<i>Site</i>	GO	Undeveloped
<i>North</i>	SF-6	Undeveloped
<i>South</i>	SF-6	Undeveloped
<i>East</i>	SF-6	Undeveloped
<i>West</i>	SF-6	Undeveloped

AREA STUDY: N/A**TIA:** N/A**WATERSHED:** Barton Creek (Barton Springs Zone)**DESIRED DEVELOPMENT ZONE:** No**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** Yes**REGISTERED NEIGHBORHOOD ORGANIZATIONS:**

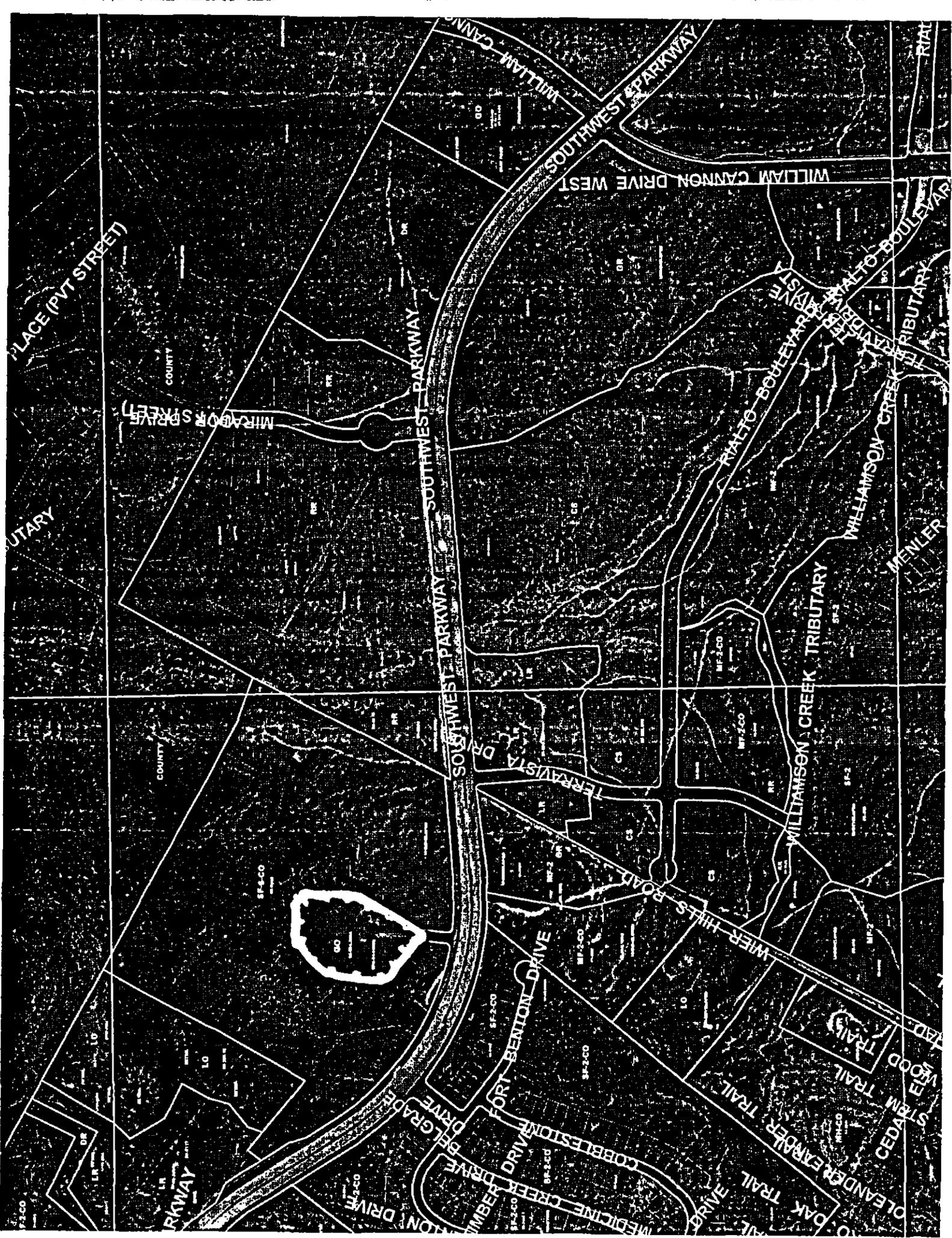
- OHAN (298)
- OHAN 78735 (705)
- OHAN 78736 (706)
- OHAN 78737 (707)
- OHAN 78738 (708)
- OHAN 78739 (709)
- OHAN 78749 (710)
- Travis County West Home Owners Association (712)
- Save Our Springs Alliance (943)
- Save Barton Creek Association (384)
- Barton Springs Coalition (385)
- City of Rollingwood (605)
- Lost Creek Neighborhood Association (145)

SCHOOLS: (AISD ISD)

Oak Hill Elementary School O. Henry Middle School Austin High School



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: R. HEIL	 	ZONING CASE #: C14-04-0182 ADDRESS: WIER HILLS DR SUBJECT AREA (acres): 5.200	DATE: 04-11 INTLS: SM	CITY GRID REFERENCE NUMBER B21
				COUNTY	CO



LACE (PVT STREET)

MIRADOR SPRAYS

SOUTHWEST PARKWAY

SOUTHWEST PARKWAY

DEBGRAD DRIVE

FORT BENION DRIVE

COBBLESTONE DRIVE

MEDICINE CREEK DRIVE

OAK TRAIL

EMBURY TRAIL

STEM TRAIL

CEDAR

WILLOW

WILLIAMSON CREEK TRIBUTARY

WIER HILLS ROAD

WILLIAMSON CREEK TRIBUTARY

UTARY

COUNTY

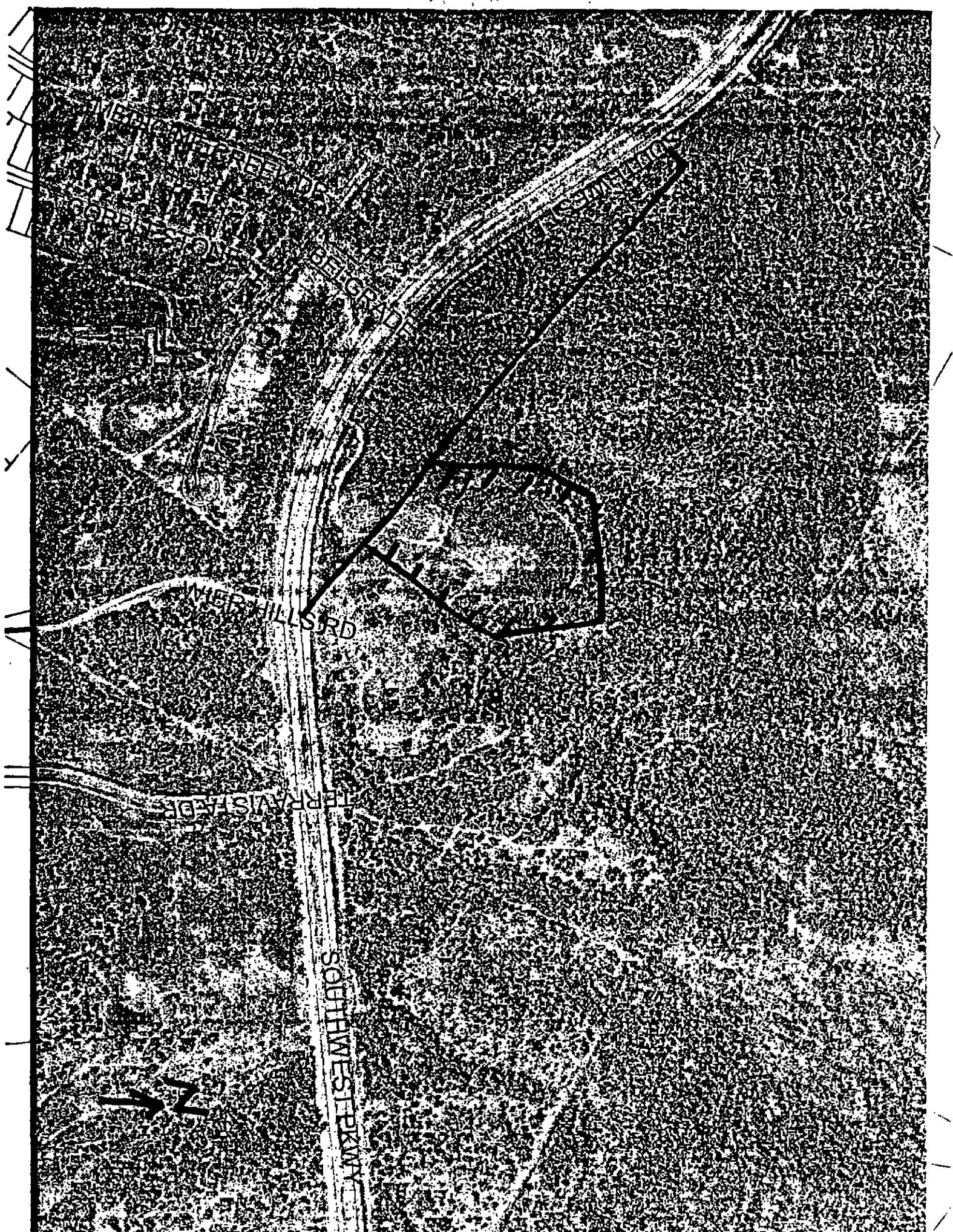
WAY

SF-2-CO

RR

DR

SF-2-CO



VERMONT

BELLEVILLE

BELLEVILLE

WEST HILLS RD

TERRAVIS ADR

SOUTHWESTERN PKWY



GRAPHIC SCALE



(IN FEET)



EXHIBIT "A"

FM PROPERTIES OPERATING COMPANY
VOL.11706 PG.447

T. JESTER SURVEY NO. 160

SURVEY
OF

5.20 ACRES
SITUATED IN THE
AUGUST HEROLD
SURVEY NO. 59
TRAVIS COUNTY, TEXAS

LEGEND

- IRON ROD FOUND
- IRON ROD SET

FM PROPERTIES
OPERATING COMPANY
30.026 ACRES
VOL.12467 PG.391

JACK BUCHANAN TRUSTEE
0.335 ACRES
DOC.2000136216

LOT 2
BLOCK 1
32.08 ACRES
DOC.NO. 200400210

HILLTOP SUBDIVISION
DOC. NO. 200400210

LOT 1
BLOCK 1
17.26 ACRES
DOC.NO. 200400210

LOT 21 BLOCK "B"
BARTON CREEK
SECTION M
DOC. NO. 200000301

SOUTHWEST
TRAVIS
COUNTY ROAD
DISTRICT NO. 1
5.1983 ACRES
VOL.11208
PG.1668
(5.20AC. SURVEYED)

AUGUST HEROLD SURVEY NO. 59
JOSHIAH HUDSON SURVEY NO. 630
LOT 3
BLOCK 1
8.76 ACRES
DOC.NO. 200400210

SOUTHWEST PARKWAY
(RIGHT-OF-WAY VARIES)

POINT OF BEGINNING
JACKS EASEMENT
VOL. 1208 PG. 1672
SOUTHST PARKWAY
(70' RIGHT-OF-WAY)
VOL.1208 PG.1648
60' RIGHT-OF-WAY
AND WATER
QUALITY EASEMENT
DOC.NO. 200400210



Handwritten signature

10/14/04

3460 STONERIDGE ROAD
SUITE E301
AUSTIN, TEXAS 78748
PHONE: (512) 347-0040
FAX: (512) 347-1311
E-MAIL: GENERAL@UDG.COM
WWW.WWW.UDG.COM



Urban Design Group

BEARING BASE:
TEXAS STATE PLANE COORDINATE SYSTEM
ZONE 14 TEXAS CENTRAL NAD 83

FIELD NOTE NO. 0611 TO ACCOMPANY THIS MAP

SUMMARY STAFF RECOMMENDATION**C14-04-0182**

Staff recommends rezoning the property from GO to SF-6.

Case C14-04-0182 and case C14-85-288.102(RCT) are related.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Granting of the request should result in an equal treatment of similarly-situated properties.*

The site is undeveloped and completely surrounded by undeveloped SF-6 zoned land.

EXISTING CONDITIONS**Site Characteristics**

The site is undeveloped and completely surrounded by undeveloped SF-6 zoned land.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 452 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Existing Street Characteristics:

Name	ROW	Pavement	Classification
Southwest Parkway	180'	2 @ 50'	Arterial

- There are no bike routes or sidewalks along Southwest Parkway.
- No Capital Metro Service is available within ¼ mile of the property.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria and specifications.

The landowner must pay all required water and wastewater utility tap permit, impact, construction inspection, and utility plan review fees.

Environmental

This site is not located over the Southern Edward's Aquifer Recharge Zone. The site is located within the contributing zone of the Edwards Aquifer. The site is in the Barton Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. Project applications at the time of this report are subject to the SOS Ordinance which allows 20% impervious cover for sites in the Barton Creek Watershed that are in the contributing zone.

According to flood plain maps, there is no flood plain within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code regulations.

In the Barton Springs Zone, no individual retail use may exceed 50,000 square feet and no food sales use may exceed 100,000 square feet. [Sec. 25-2-651] Place the following note on the site plan: "No principal retail use and its accessory uses will exceed 50,000 square feet of gross floor area, and no principal food sales uses and its accessory uses will exceed 100,000 square feet."

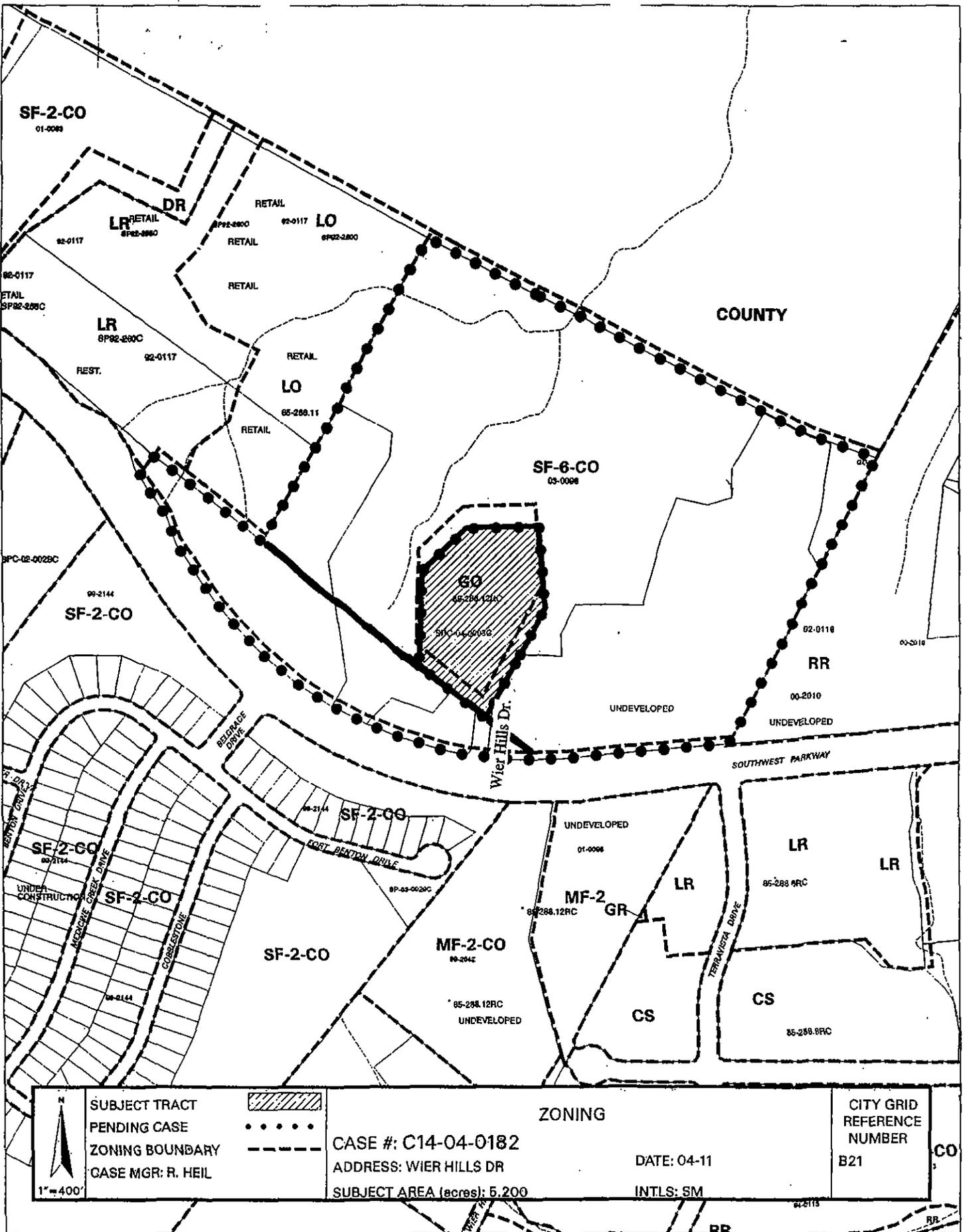
Site Plan

The site/A portion of the site is located within 1,000 feet of Southwest Parkway and within a Hill Country Roadway Corridor. The site is located within the low intensity zone of the Hill Country Roadway. Except for clearing necessary to provide utilities or site access, a 100/50 foot vegetative buffer will be required along Southwest Parkway. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Planning Commission

The site is subject to compatibility standards. Along the south property line, the following standards apply:

- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.



SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: R. HEIL



CASE #: C14-04-0182
 ADDRESS: WIER HILLS DR
 SUBJECT AREA (acres): 5.200

ZONING

DATE: 04-11
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 B21

CO

1" = 400'

64-2113